

IRVINE COMPANY REDUCES UTILITY SPEND ACROSS THEIR PORTFOLIO

Millions saved through portfolio-wide utility optimization

<p>Industry Real Estate</p>	<p>Client Irvine Company, 590 office buildings · 65,000 apartments · 40 centers</p>	<p>Challenge Rising utility costs across California properties</p>
<p>Solution Comprehensive utility rate analysis and meter audit</p>		<p>Result ~ 3% reduction in total utility spend across a 129M sq. ft. portfolio</p>

THE CHALLENGE

With thousands of utility accounts and growing costs across California properties, Irvine Company needed to identify savings opportunities within an expansive and complex portfolio, without disrupting operations or tenant experience.




THE APPROACH

SIB's utility experts analyzed 15-minute interval data to profile usage and evaluate alternative rate options. Every meter and invoice was reviewed to ensure billing accuracy and correct rate application, uncovering hidden opportunities across electricity, gas, and water accounts.

SpendBrain™

WHERE TRADITIONAL AUDITS END, SPENDBRAIN BEGINS

SpendBrain™, SIB's AI-powered financial intelligence platform, continuously analyzes expense categories like bank fees, payroll, utilities, and vendor payments to help clients:

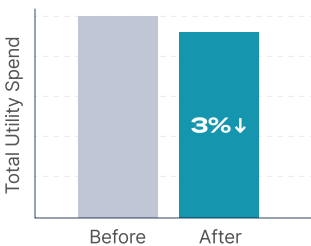
-  Flag anomalies and pricing drift in real time.
-  Predict future cost risk and inform budgeting.
-  Connect savings in one category to broader spend optimization strategies.

Even when a project begins as a one-time review, SpendBrain enables SIB clients to turn point-in-time savings into an ongoing financial advantage.

“ProcureAmerica, an SIB Company, continues to partner well with Irvine Company within a variety of disciplines that have driven both meaningful savings as well as affirming our procurement best practices. Their team of highly qualified experts and software programs are a great combination to drive value.”

Michael Bennett EVP, Portfolio Operations & Engineering

THE RESULTS



- ~ 3% reduction portfolio-wide
- thousands of accounts reviewed
- multi-million dollar annual impact

THE CFO TAKEAWAY

By partnering with SIB, Irvine Company achieved measurable cost reductions across its vast real estate portfolio, validating procurement best practices and enhancing operational efficiency at scale.